

Colorado Blue Ribbon Panel on Housing

July 5, 2005

Agenda Item III, A.

**TOPIC:** Housing and the Regulatory Environment

**PREPARED BY:** Ryan McMaken

**I. SUMMARY:** Nestor Davidson of the University of Colorado School of Law will present a summary of recent research and findings on a variety of regulatory issues related to affordable housing. Prof. Davidson will present the panel with the basics of housing and land use regulation, and facilitate a discussion covering topics such as density issues, fees and exactions, subdivision ordinances, growth controls, and others.

Biographical Information, Nestor Davidson, Associate Professor:

Educational Background:

J.D. Columbia Law School 1997

A.B. Harvard College 1990 Magna cum laude

Nestor Davidson joined the CU School of Law faculty in 2004. Professor Davidson attended Columbia Law School, serving as Articles Editor on the Columbia Law Review and receiving the John Ordronaux Prize. After law school, Professor Davidson clerked for Judge David S. Tatel of the United States Court of Appeals for the District of Columbia Circuit and for Justice David H. Souter of the Supreme Court of the United States. Professor Davidson then served as Special Counsel to the Secretary of the U.S. Department of Housing and Urban Development, and practiced with the firm of Latham & Watkins LLP, focusing on commercial real estate, affordable housing, and community economic development. Professor Davidson plans to focus his scholarship on property, land use, and affordable housing.

**II. BACKGROUND:** Other than the topic of Inclusionary Zoning Ordinances, the Blue Ribbon Panel has not yet had a discussion covering the effects of the regulatory environment on housing. This discussion is meant to help determine what topics related to regulation should be included in further discussion for the final report of the Blue Ribbon Panel.